Verified RealEstate™

RE REGULATORY RECORD

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Verified RealEstate™
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தமிழ்நாடு TAMILNADU

26-2025

K.S. Kalyanaraman

15 OCT 2025

EG 041557

M. THIRUPPATHI
STAMP VENDOR
Licence No.1347/B2/CH(S)/2021-1
Pallikaranai, Chennai-600 100.
Cell: 63839 09537

AFFIDAVIT

We,

1. **Mr. K.S. Kalyanaraman**, Son of Mr. Sundararaman, aged about 75 years, holding Income Tax PAN **AACPK6018Q**, Aadhaar No. **4070 5748 2104**, residing at Flat No. 4B, GEE GEE Springs, No. 320, Avvai Shanmugam Salai, Gopalapuram, Chennai – 600 086, and

K. GANTHARUBAN, B.A., B.L. ADVOCATE Regn. No.[illegible] Sl. No.23 COMMISSIONER OF OATHS HIGH COURT, CHENNAI

भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

தமிழ்நாடு தமிலநாடு TAMILNADU

26-2025

EG 041558

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2. **Mr. K.S. Seetharaman**, Son of Mr. Sundararaman, aged about 77 years, holding Income Tax PAN **AAHPS0506Q**, Aadhaar No. **8386 9925 5186**, residing at Door No. 68, Old No. 268, Royapettah High Road, Royapettah, Chennai – 600 014,

do hereby solemnly affirm and sincerely state as follows:

COMMISSIONER OF OATHS
ADVOCATE
HIGH COURT, CHENNAI

1. We state that we are the joint owners of the land measuring an extent of **8140 Sq. Ft. (3 Grounds and 940 Sq. Ft.)**, comprised in **R.S. No. 423/2, Old R.S. No. 423, Block No. 8, Mylapore Village, Mylapore Taluk**, situated at Door No. 68, Old No. 268, Royapettah High Road, Royapettah, Chennai – 600 014.

2. We further state that the schedule property is a joint family property originally purchased by our brothers **Mr. K.S. Venkatraman** and **Mr. K.S. Rajaraman** under a Sale Deed dated **22.08.1962**, registered as Document No. **1421 of 1962** on the file of the Sub-Registrar, Mylapore, from **Mrs. Dhanalakshmi Ammal**. Subsequently, pursuant to family arrangements and through various settlement and release deeds, the said property came to be vested in us.

3. We submit that disputes and differences arose among the family members with regard to their respective rights and entitlements over the schedule property. In order to resolve the same, an **oral family settlement/arrangement was effected on 29.05.2000**, which was later reduced into writing.

4. As per the said family arrangement, certain members relinquished and gave up their rights over the schedule property. After the said settlement came into force, the ownership shares in the schedule property stood as follows:

   - Mr. K.S. Venkatraman – **4/16th share**
   - Mr. K.S. Anantharaman – **Nil**
   - Mr. K.S. Seetharaman – **5/16th share**
   - Mr. K.S. Kalyanaraman – **5/16th share**
   - Mr. K.S. Pattabiraman – **Nil**
   - Mr. Sudhakar Ram – **2/16th share**

COMMISSIONER OF OATHS * K. GANTHARUBAN, B.A., B.L., ADVOCATE Regn. No. 20/2024 Sl. No. 23 * HIGH COURT, CHENNAI

5. We further state that as per the said arrangement, we were required to pay a sum of **Rs. 27,00,000/- (Rupees Twenty-Seven Lakhs only)** each to **Mr. K.S. Anantharaman** and **Mr. K.S. Pattabiraman**. We hereby affirm that the said amounts have been paid in full, and they have no right, title, interest, or claim whatsoever over the schedule property either presently or in future.

6. The above facts are true and correct to the best of my knowledge, belief and information.

7. This affidavit is executed to be produced before the concerned authorities for all official and legal purposes.

Solemnly affirmed at Chennai
on this 10th day of February 2026.

DEPONENTS

Before me,

Notary Public

K. GANTHARUBAN, B.A., B.L.,
ADVOCATE & COMMISSIONER OF OATHS
No.57/28, First Floor, Kamaraj Avenue, IInd Street,
Adyar, Chennai - 600 020
Mob : 9283211843

K. GANTHARUBAN, B.A.,B.L., ADVOCATE R.O.C. No:18994/2024/F2 SL. No:23
COMMISSIONER OF OATHS * CHENNAI * HIGH COURT

THE LANDLENS SUITE

Eight ways to know a piece of land before you pay for it.

This report covers one part of the picture. These cover the rest, drawn from the same government records, for any property in Tamil Nadu.

LandLens One
Ask anything about a property and get an answer grounded in live government records, with the sources shown.
/landlens/one

Verify My Land
Every record check run on one property and returned as a single report.
/landlens/verify-my-land

Legal Opinion
An advocate's written opinion on the title, built on the records we pull for it.
/landlens

One Map
Every layer on one map: the parcel, its boundary, zoning, water bodies and what sits around it.
/landlens/one/map

PriceMap
What land actually changed hands for around this plot, taken from the registered deeds.
/landlens/pricemap

Build Scope
What you are allowed to build here: floor space, height, coverage and setbacks.
/landlens/build-scope

Property Tracker
Watch a property and hear about it when something new is registered against it.
/landlens/property-tracker

Deal Room
Run the transaction in one place: documents, stamping, signatures and the parties.
/landlens/deal-room

FREE TOOLS · NO ACCOUNT NEEDED

Twenty-four checks you can run yourself, at no cost.

Records and verification

The registers themselves, read for you.

- Encumbrance Certificate
- Patta and Chitta
- Field Measurement Sketch
- EC Analyzer
- Bank charge check
- Court case search
- Seller background check
- Approval check by survey

Value and duty

What it is worth and what it costs to register.

- Guideline value by street
- Guideline value by survey
- Stamp duty and registration fees
- Capital gains
- Floor space index
- Area unit converter

Zoning and land use

What the plan says can happen on this land.

- Land use zone finder
- CMDA land use check
- Coastal regulation zone
- Master plan check
- Water bodies finder
- Airport height clearance

Registers and directories

Who holds it, and which office keeps the record.

- Find your registering office
- Temple property check
- Waqf property check
- RERA register

Every free tool
/tools

Services we run for you
/services

The LandLens suite
/landlens/one

Verified RealEstate™

Every claim in this document traces back to a government record.

- Legal opinions, due diligence and title verification
- Building plan, layout and sub-division approvals
- Completion and occupancy certificates, regularisation
- Escrow, negotiation and NRI property management
- Land survey, soil testing, architecture and construction

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Prepared from the registers named on the page each finding sits on. Where a register could not be read, this document says so in its place rather than leaving the gap to be read as a clean result.